

**CHICOPEE HOUSING AUTHORITY**  
Agenda for the  
**REGULAR MEETING OF THE AUTHORITY**  
To be held at  
7 Valley View Court

**September 9, 2009**

**TIME OF MEETING CHANGED FROM 6:00 P.M. TO 5:00 P.M.**

**1. Roll Call, Members of the Authority:**

Call to order at:                      By:

Present:

Chester Szetela                      Brian Hickey

Charles Swider                      Bruce Socha

Tameika Raye'la Martinez

Also in attendance were the following: Secretary Monica Pacello Blazic, Assistant Executive Director, Patricia Murry, Finance Director Denis Vermette, Maintenance Operations Manager David Dymek, Modernization Coordinator, Robert Kachinski, and Eunice Robarge, for Carmen Estrada, Recording Secretary.

**2. Reading of the Minutes of the Meeting**

**3. Treasurer Report**

**4. Reading of the Correspondence.**

**5. Payment of the Bills**

A tabulation of those bills to be paid is contained in the Member's folders.

**6. Committee Reports**

**7. Tenant Organization Input**

## **8. OLD BUSINESS:**

**A.** (FYI) The security camera bid for Canterbury Arms and Cabot Manor Apartments was challenged by Angellica Brothers, one of the seven (7) contract bidders for the project. The protest was related to licensing requirements. The Attorney General issued a decision instructing the Housing Authority to obtain clarification of the licensing requirements from the State agency governing the matter. Status report will be given.

## **9. NEW BUSINESS:**

**A.** The Housing Authority is in receipt of an invoice (#7) for payment from JDL of Franklin County, Inc. for the replacement of exterior doors at Cabot Manor Apartments (AMP 8-1) in the amount of \$5,517.00. This invoice is in accordance with the terms of the contract requirements.

### **Motion to pay**

**B.** The firm of JDL of Franklin County, Inc. has submitted a Certificate of Substantial Completion for the replacement of exterior doors at Cabot Manor Apartments (AMP 8-1).

### **Resolution required for approval**

**C.** The firm of Village Forge, Inc. has submitted a Certificate of Substantial Completion for concrete repair work on fourteen (14) balconies at Fairhaven Apartments.

### **Resolution required for approval**

**D.** The Housing Authority is in receipt of an invoice (#1) for payment from Accutech Insulation & Contracting Company for the asbestos abatement for the Senecal Apartment tunnels in the amount of \$18,745.40. This invoice is in accordance with the terms of the contract requirements.

### **Motion to pay**

**E.** The firm of Gardner Construction Company has submitted a Certificate of Substantial Completion for the termite damage repair work at Cabot Manor Apartments (AMP8-1).

### **Resolution required for Approval**

**F.** The Housing Authority is in receipt of a change order (#1) from Gardner Construction Company for a decrease in the contract of \$55,384.00 for the termite damage repair work at Cabot Manor Apartments (AMP 8-1). The decrease in contract cost is a result of only two (2) doorways requiring repairs for termite damage during the replacement of the exterior doors in the development.

### **Resolution required for approval**

**G.** The Housing Authority is in receipt of an invoice (#3) for payment from the firm of Gardner Construction Company for the termite damage repairs at Cabot Manor Apartments (AMP 8-1) in the amount of \$283.00. This invoice is in accordance with the terms of the contract requirements.

### **Motion to pay**

**H.** The firm of Gardner Construction Company has submitted a Certificate of Final Completion for the termite damage repairs at Cabot Manor Apartments (AMP8-1).

### **Resolution required for approval**

**I.** The firm of Bay State Rug Company Certificate of Substantial Completion for the hallway carpet replacement at the Edmund Kida has submitted a Apartments.

### **Resolution required for approval**

**J.** (FYI) The Housing Authority received seven (7) bids for the site improvement work at the Senecal Apartment tunnels. After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is Gardner Construction Company and the cost of the contract is \$2,635,000.00. The bid tabulation is included in the Commissioner's package. Report will be given.

**K.** The Housing Authority received eight (8) proposals for the architect for the generator replacement at the Canterbury Arms Apartments (AMP 8-3). After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is Lindgren & Sharples P.C. and the cost of the contract is \$10,700.00. The bid tabulation is included in the Commissioners package. Report will be given.

### **Resolution required to award the contract**

**L.** The Housing Authority received four (4) proposals for the architect for the elevator upgrade at the Canterbury Arms Apartments (AMP 8-3). After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is LPBA Architects Inc. and the cost of the contract is \$20,000.00. The bid tabulation is included in the Commissioner's package. Report will be given.

**Resolution required to award the contract**

**M.** The Housing Authority received one (1) bid for the After School Program. The contractor who bid and meets the terms of the bid is Valley Opportunity Council and the cost of the contract is \$56,000.00.

**Resolution required to award the contract**

**N.** The staff has prepared and validated the SEMAP Certification for the Housing Choice Voucher Program (Section 8) for the Fiscal Year 2009. This certification is required by the U. S. Department of Housing & Urban Development in order to assess the Authority's management capabilities and performance. A copy of the certification is included in the Commissioner's package and backup documentation is available for review.

**Resolution required for approval**

**O. (FYI)** The Housing Authority has received information from the DHCD regarding Federalizing State Housing Developments. Staff will present a summary of the issues for discussion.

**P.** The Housing Authority has received four (4) requests from residents at the following addresses for handicapped parking signs: 54 Meetinghouse Road, 61 Stonina Drive, 54 Peloquin Drive, and 28 Peloquin Drive. These residents have provided the Authority with proper documentation indicating their need for the handicapped parking signs.

**Resolution required for approval**

**The Next Meeting of the Chicopee Housing Authority will be held on October 14, 2009.**